THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT

COMMENT REQUEST FORM

FILE NO: BNPL2013164

X	Building Department		Railway
X	Health Unit	X	Norfolk Power
X	Forestry Division		Hydro One
X	GIS Section		Ministry of Transportation
X	Fire/EMS	X	Union Gas
X	Public Works NOTE: If an agreement is req'd please attach the clauses you require in the agreement.	X	Norfolk Heritage Committee
			Conservation Authority

This Committee has received a consent/minor variance application concerning land within your jurisdiction. The proposal is explained on the attached application. If you require further information, please feel free to contact this office. In order to properly consider this application, the **Committee of Adjustment requires your comments by**:

September 30, 2013

APPLICANT: ZITIA GROUP - CATHERINE COOPER, 2 GRAND RIVER STREET SOUTH PARIS, ON N3L2B2

LOCATION: PLAN 37M55 LOT 13 (2 Redbud Cres, Simcoe)

ASSESSMENT ROLL NO.: 3310401015386140000

PROPOSAL:
An application has been received to sever a parcel of land having a frontage of 4 m, a depth of 33.5 m, a width of 4 m, and having an area of 134 sq m, and retain a parcel having an area of 586.25 sq m as a boundary adjustment. Lands to be added to the adjacent south-west lot (6 Redbud Cres) for a final lot size is 525.28 sq m.

PLEASE REPLY BY EMAIL DIRECTLY TO:

PAM DUESLING, MCIP, RPP, EC.D
60 Colborne Street S., Simcoe ON N3Y 4H3
(519) 426-5870 ext: 1342
EMAIL: pam.duesling@norfolkcounty.ca

COMMITTEE OF ADJUSTMENT DECISION:

If you wish to be notified of the Decision of Norfolk County, Committee of Adjustment in respect of the proposed application, you must make a written request to:

Meghan Steinhoff, Secretary-Treasurer
P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0
Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789
meghan.steinhoff@norfolkcounty.ca

APPEALS TO THE ONTARIO MUNICIPAL BOARD:

If a person or public body that files an appeal of a Decision of Norfolk County Committee of Adjustment in respect of the proposed consent or variance does not make written submission to the Norfolk County Committee of Adjustment, before it gives or refuses to give a provisional consent or variance, the Ontario Municipal Board may dismiss the appeal.

CIRCULATION DATE: September 16, 2013

CONSENT / SEVERANCE

File Number	BNPL2013164	Application Fee	$889
Related File Number	–	Conservation Authority Fee	–
Pre-consultation Meeting On	–	OSSD Form Provided	–
Application Submitted On	Sept 4/13	Sign Issued	Sept 4/13
Complete Application On	Sept 4/13		

This development application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application may not be accepted and could result in processing delays.

Property assessment roll number: 3310-401-015-38614

- ☐ Creation of a new lot
- ☐ Surplus Dwelling
- ☐ Farm Split (form to be completed)
- ☐ Other (lease / charge)
- ☑ Boundary adjustment
- ☐ Easement
- ☐ Right-of-way

A. APPLICANT INFORMATION

Name of Applicant [1]	ZITIA GROUP	Phone #	519-442-0500
Address	2 Grand River St S.	Fax #	519-442-1774
Town / Postal Code	Paris, Ont. N3L 2B2	E-mail	zitia@zitiagroup.com

[1] If the applicant is a numbered company provide the name of a principal of the company.

AGENT INFORMATION

Name of Agent	Catherine Cooper	Phone #	519-770-5921 (CELL)
Address	as above	Fax #	
Town / Postal Code		E-mail	

OWNER(S) INFORMATION Please indicate name(s) exactly as shown on the Transfer/Deed of Land

Name of Owners [2]	SEE APPLICANT	Phone #	
Address	2177515 ONT INC.	Fax #	
Town / Postal Code		E-mail	

[2] It is the responsibility of the owner or applicant to notify the Planner of any changes in ownership within 30 days of such a change.

Please specify to whom all communications should be sent [3]: ☐ Applicant ☑ Agent ☐ Owner

[3] Unless otherwise directed, all correspondence, notices, etc., in respect of this development application will be forwarded to the Applicant noted above, except where an Agent is employed, then such will be forwarded to the Applicant and Agent.

Names and addresses of any holders of any mortgagees, charges or other encumbrances on the subject lands:

B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	SIMCOE	Urban Area or Hamlet	
Concession Number		Lot Number(s)	13
Registered Plan Number	~~PM~~ 37M-55	Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Frontage (metres/feet)		Depth (metres/feet)	
Width (metres/feet)		Lot area (m^2 / ft^2 or hectares/acres)	
Municipal Civic Address	Woodway Trails Subdivision		

For questions regarding requirements for a municipal civic address please contact NorfolkGIS@norfolkcounty.ca.

To obtain your municipal civic address for the severed lands please contact your local building inspector.

Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☑ No IF YES, describe the easement or covenant and its effect:

C. PURPOSE OF DEVELOPMENT APPLICATION

Please explain what you propose to do on the subject lands/premises which makes this development application necessary (if additional space is required, please attach a separate sheet):

To revise lot widths in the development to allow for adequate building area

Name of person(s), if known, to whom lands or interest in lands is to be transferred, leased or charged (if known):

~~at~~ unknown

If a boundary adjustment, identify the **assessment roll number** and **property owner** of the lands to which the parcel will be added:

Roll # 401.015.38614.000
Owner: 2177545 Ont Inc (Zitia, Peter Labiris)

If the application involves the severance of a surplus farmhouse (through farm amalgamation), please list all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name and Address (including those with part interest) **Assessment Roll No.** (obtained from your tax bill)	**Geographic Township Concession and Lot #**	**Total Acreage** (individual property)	**Acres Workable** (individual property)	**Existing Farm Type** (individual property e.g. corn production, orchard, tobacco)	**Dwelling Present**	**Year Dwelling Built**
SUBJECT LANDS						
					☐ Yes ☐ No	
OTHER						
					☐ Yes ☐ No	
					☐ Yes ☐ No	
					☐ Yes ☐ No	
					☐ Yes ☐ No	
					☐ Yes ☐ No	

If the application proposes to divide a farm into two smaller agricultural parcels, please complete the following:

Description of Land	**Lands to be Severed**	**Lands to be Retained**
Area under cultivation	(m² / ft² or hectares/acres)	(m² / ft² or hectares/acres)
Woodlot area	(m² / ft² or hectares/acres)	(m² / ft² or hectares/acres)
Existing crops grown (type and area)		
Proposed crops grown (type and area)		

Description of Existing Buildings	**Lands to be Severed**	**Lands to be Retained**
Residence	☐ Yes ☐ No	☐ Yes ☐ No
Livestock barn	☐ Yes ☐ No	☐ Yes ☐ No
Type of livestock		
Capacity of barn		
Manure storage	☐ Yes ☐ No	☐ Yes ☐ No
Type of manure storage		

Description of land intended to be ~~**SEVERED**~~: Retained

Frontage (metres/feet) 17.5m

Depth (metres/feet) 33.5m

Width (metres/feet) _____

Lot area (m² / ft² or hectares/acres) 586.25 sqm

PROPOSED FINAL LOT SIZE (if boundary adjustment) lot 13 - 586.25 m²

Existing use: Residential

Proposed use: Residential

Number and type of buildings and structures **EXISTING** on the land to be severed, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area: None

Number and type of buildings and structures **PROPOSED** on the land to be severed, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area: Dwelling unit

Description of land intended to be ~~RETAINED:~~ Severed,

Frontage (metres/feet): 4m

Depth (metres/feet): 33.5m

Width (metres/feet):

Lot area (m² / ft² or hectares/acres): 134 sq m

Existing use: Residential - to be added to lot 14.

Proposed use: Residential

Number and type of buildings and structures **EXISTING** on the land to be retained, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area: Residential

Number and type of buildings and structures **PROPOSED** on the land to be retained, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area: Residential

Description of proposed **RIGHT OF WAY/EASEMENT:**

Frontage (metres/feet):

Depth (metres/feet):

Width (metres/feet):

Lot area (m² / ft²):

Proposed use:

D. PROPERTY INFORMATION

Present official plan designation(s): Residential

Present zoning: Residential R2.

Is there a site specific zone on the subject lands? R1C-9

Has the owner previously severed any lands from this subject land holding or any other lands the owner has interest in since August 24, 1978?

☐ Yes ☑ No ☐ Unknown

If yes, indicate the file number and the status/decision: _____

Has any land been severed from the parcel originally acquired by the owner of the subject lands?

☐ Yes ☐ No ☑ Unknown

If yes, indicate the file number and the status/decision: —

Number of separate parcels that have been created: —

Date(s) these parcels were created: —

Name of the transferee for each parcel: —

Uses of the severed lands: —

If this application proposes to sever a dwelling made surplus through farm amalgamation, when were the farm properties amalgamated? —

Date of construction of the dwelling proposed to be severed: —

Date of purchase of subject lands: —

E. PREVIOUS USE OF THE PROPERTY

Has there been an industrial or commercial use on the subject lands or adjacent lands?

☐ Yes ☑ No ☐ Unknown

If yes, specify the uses: _____

Has the grading of the subject lands been changed through excavation or the addition of earth or other material?

☑ Yes ☐ No ☐ Unknown

Has a gas station been located on the subject lands or adjacent lands at any time?

☐ Yes ☑ No ☐ Unknown

Has there been petroleum or other fuel stored on the subject lands or adjacent lands at any time?

☐ Yes ☑ No ☐ Unknown

Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?

☐ Yes ☑ No ☐ Unknown

Have you consulted with Public Works & Environmental Services concerning stormwater management? ☑ Yes ☐ No

Has the existing drainage on the subject lands been altered? ☑ Yes ☐ No

Does a legal and adequate outlet for storm drainage exist? ☑ Yes ☐ No ☐ Unknown

Existing or proposed access to the **RETAINED** lands:

- ☐ Unopened road
- ☑ Municipal road maintained all year
- ☐ Municipal road maintained seasonally
- ☐ Provincial highway
- ☐ Right-of-way
- ☐ Other (describe below)

If other, describe: _____

Name of road/street: Woodway Trail / Trillium Way.

Existing or proposed access to SEVERED lands:

- ☐ Unopened road
- ☑ Municipal road maintained all year
- ☐ Municipal road maintained seasonally
- ☐ Provincial highway
- ☐ Right-of-way
- ☐ Other (describe below)

If other, describe: _____

Name of road/street: Woodway Trail / Trillium Way

I. OTHER INFORMATION

Is there a time limit that affects the processing of this development application? ☑ Yes ☐ No

If yes, describe: _____

Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.

_____

_____

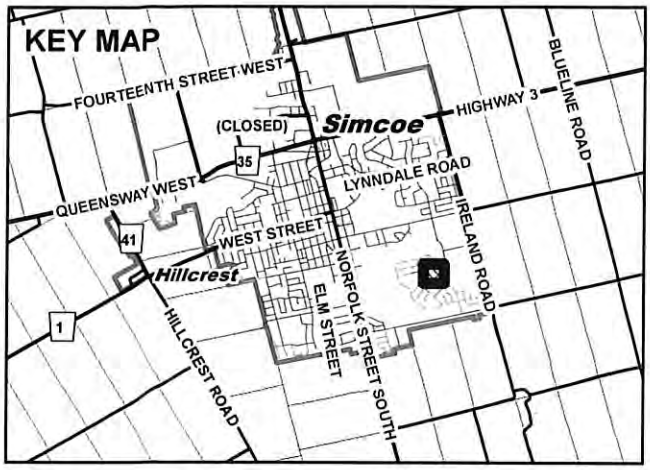
MAP 1
File Number: BNPL2013164, 166 & 167

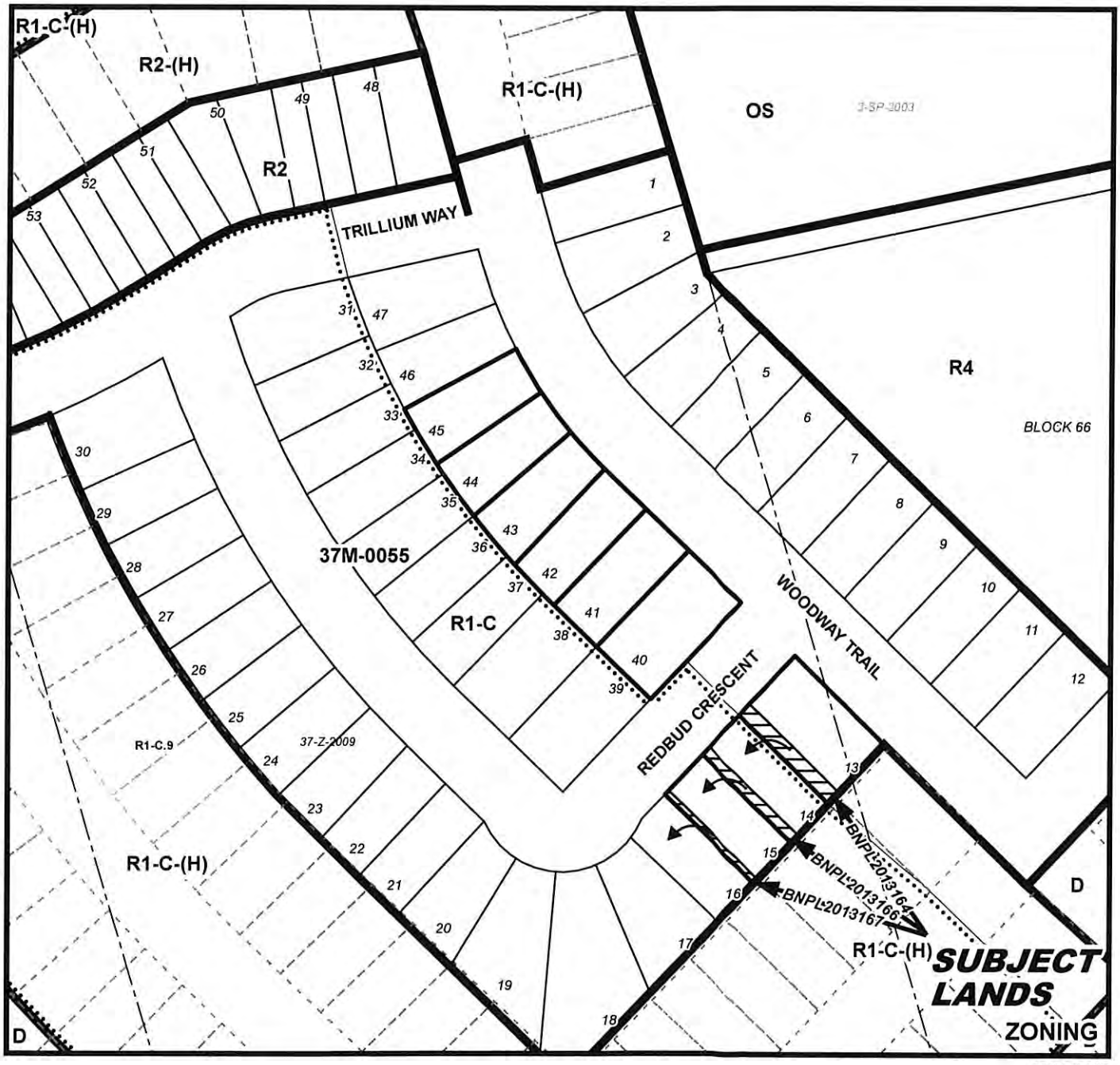
Urban Area of
SIMCOE

N
W E
S

1:1,500

10 5 0 10 20 30 40 Meters





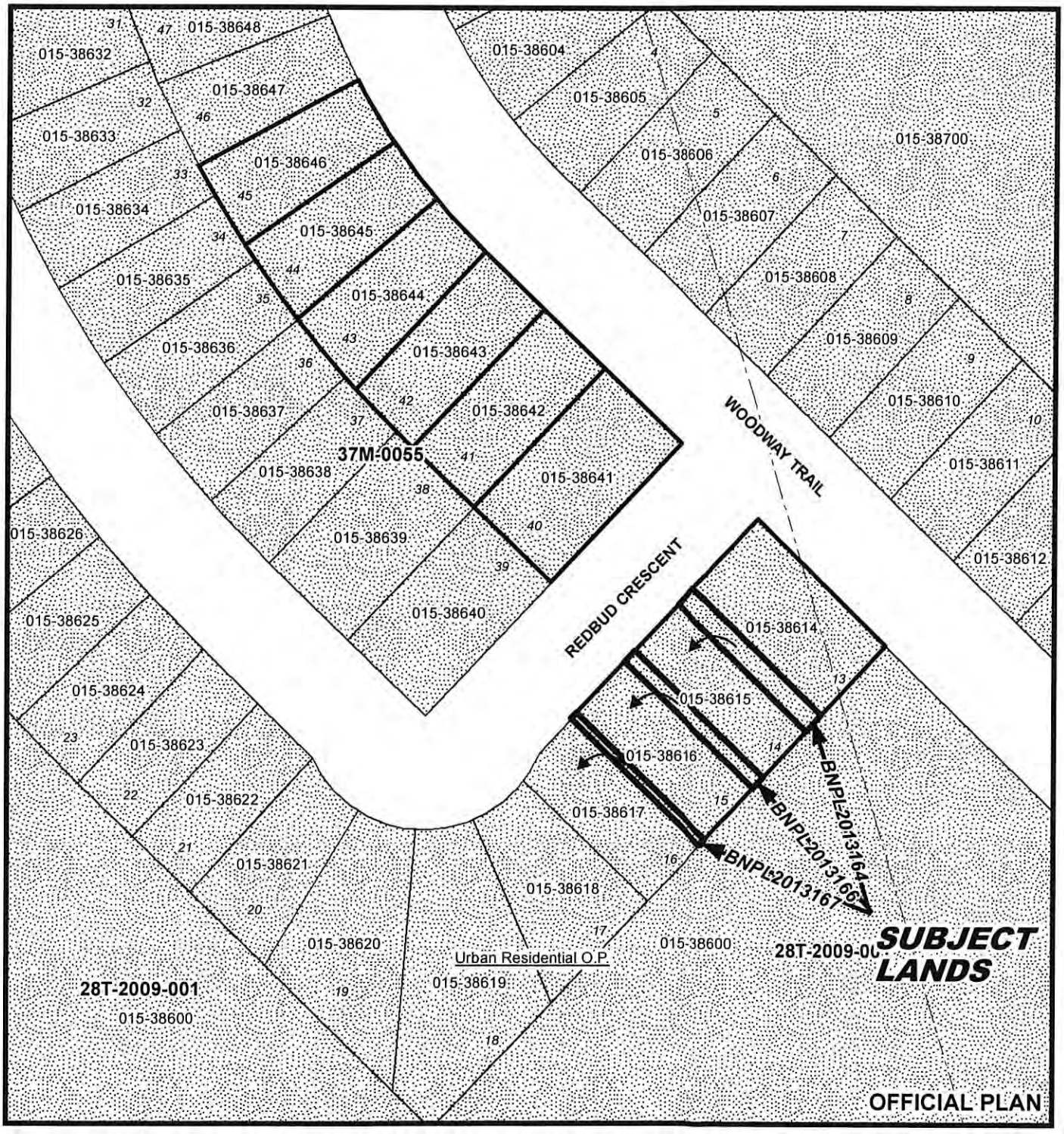
10/09/2013

MAP 2
File Number: BNPL2013164, 166 & 167
Urban Area of SIMCOE

N
W E
S

4 2 0 4 8 12 16 Meters

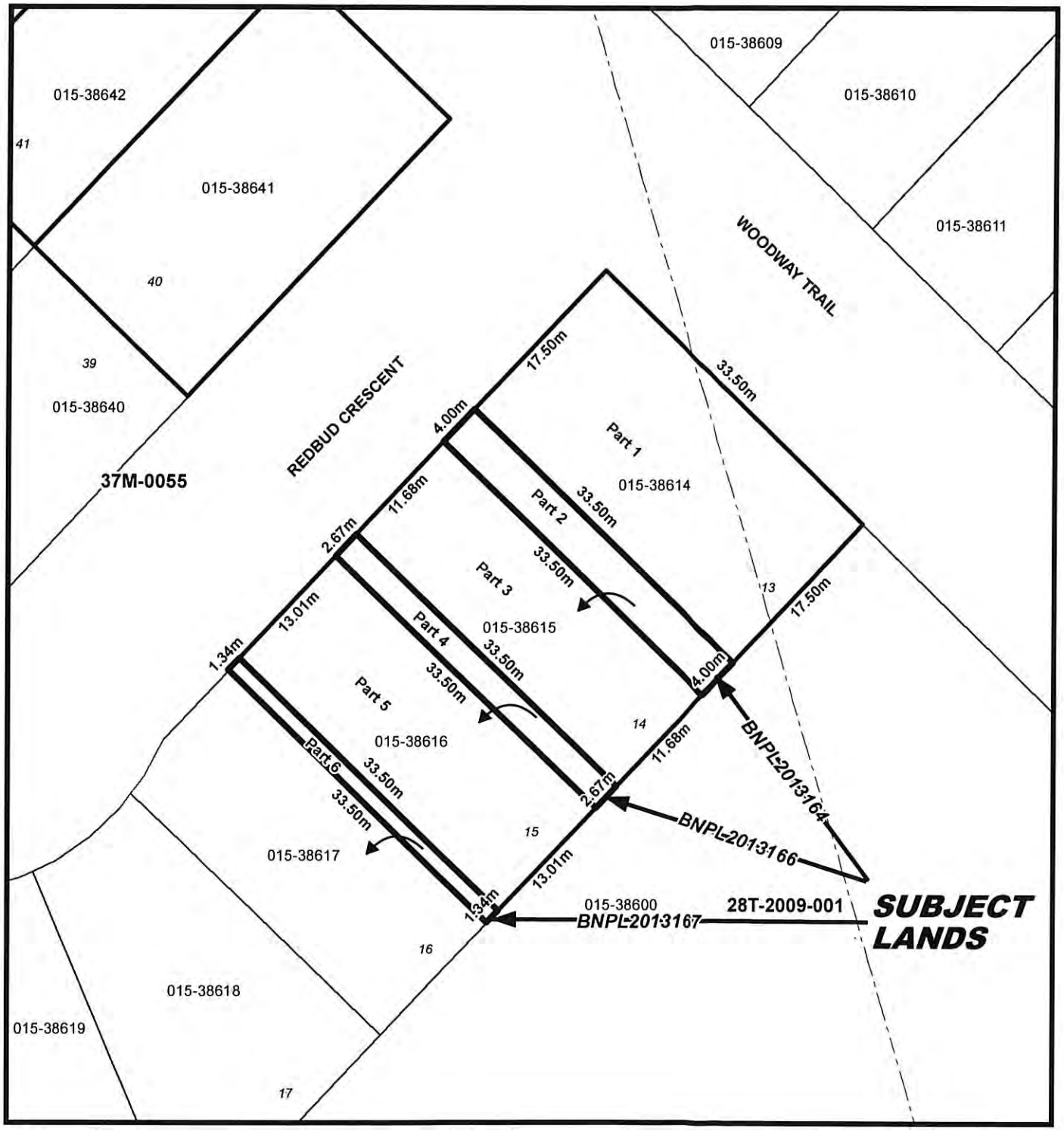
1:1,000



10/09/2013

MAP 3
File Number: BNPL2013164, 166 & 167
Urban Area of SIMCOE

N
W E
S
2 1 0 2 4 6 8 Meters
1:500



10/09/2013